



**Planning Board  
Town of Hanover  
550 Hanover Street  
Hanover, MA 02339**

**Meeting Minutes of Monday November 3, 2014**

**Planning Board Attendees:**

Present: Richard Deluca, Tony Losordo, Lou Paradis, Ken Blanchard, Lance Mortland, Bernie Campbell, and Meagan N. Dunn

Others: Peter Matchak, Town Planner  
James Toomey, Town Counsel

Richard Deluca, Planning Board Chairman, called the meeting to order at 6:45 p.m. in the second floor hearing room at Town Hall, Hanover, Massachusetts.

**Review Minutes from Planning Board Meetings held on October 6, 2014 and October 20, 2014**

The Board reviewed the meeting minutes from October 6 and October 20, 2014. Ken Blanchard made a motion to accept the meeting minutes as amended from October 6 and October 20, 2014. Lou Paradis seconded the motion. All others voted in favor.

**Release of 2053 Washington Street / Merchants Row (TPL-14-1) Consultant Review Fund:**

The Board was presented with a request to release the remaining consultant review fund for 2053 Washington Street, Merchant's Row case TPL-14-11. The applicant, Caputo Project Delivery Solutions, Corp has sent a letter addressed to the Board requesting the release of all remaining consultant review funds. The applicant withdrew the project application prior to the public hearing. The remaining funds total \$1,789.95. Tony Losordo made a motion to release \$1,789.95 to the applicant Caputo Project Delivery Solutions, Corp. Lance Mortland second the motion. All others voted in favor.

**Public Hearing in accordance with M.G.L. 41 Sec 81 W to modify, amend, or rescind the alleged constructive approval of Definitive Subdivision: 1226 Webster Street (TPL-14-9)**

Chairperson Rich Deluca, open the public hearing under M.G.L. 41 sec; 81 W. Lou Paradis read the public hearing notice into the record. Town Counsel spoke to the Board regarding the constructive approval which the applicant has requested from the Town Clerk. Additionally, Attorney Toomey explained the process of rescinding the constructive approval. The applicant's Attorney Don Kethro was present at the public hearing. Attorney Kethro stated that he has talked to Attorney Toomey regarding the constructive approval. The applicant was informed of the hearing via certified mail. Abutter and other parties of interest were mailed public hearing

notices required by Mass General Law. The Board stated that the applicant's Definitive Subdivision plan doesn't meet the subdivision standards of the Town of Hanover and doesn't reflect the 1992 Planning Board's decision specifically special condition 3.b which required Cynthia Way to be built to full subdivision standards if the way is further development. Lou Paradis made a motion to rescind the constructive approval of Definitive Subdivision 1226 Webster Street, TPL-14-9 for reason stated above. Lance Mortland seconded the motion. All others voted in favor. Ken Blanchard made a motion to deny Definitive Subdivision 1226 Cynthia Way, TPL-14-9 adopting the finding that the applicant failed to submit a site plan which reflect the Hanover Subdivision bylaws and the 1992 Planning Board decision case PB92-14C. Lou Paradis seconded the motion. All Board members voted in favor.

**Continuance Public Hearing for Site Plan Approval: 1810 Washington Street (TPL-14-17)**

The Board reopened the public hearing for 1810 Washington Street, TPL-14-17. The Board was presented with a revised site plan dated October 30, 2014. The Board was informed the Zoning Board of Appeals on October 15<sup>th</sup> approved three variances regarding setbacks in ZBA case Z-14-7. The ZBA decision is waiting the 20 day appeal period with the Hanover Town Clerk. The applicant's engineer Deborah Keller presented a revised site Plan to the Board. The board discussed the site plan with the applicant regarding the size of the parking spaces, the entrance to the property, height of retaining walls, and circulation within the site. The revised site plan was sent to Dave Nyman for storm water review. The Board approved that a landscaping plan will be submitted by the application at the time building permit is applied for. Bernie Campbell made a motion to continue the public hearing for 1810 Washington Street, case TPL-14-19 to December 1, 2014. Lance Mortland seconded the motion. All other voted in favor.

Tony Losordo made a motion to adjourn the meeting at 8:30 p.m. Bernie Campbell seconded the motion. All others voted in favor.

Respectfully submitted by Peter Matchak, Town Planner